



Approval for 25 Units

Reduced to \$5,850,000

**401 N. Oakhurst Dr.
Beverly Hills, CA 90210**

**PARTNERSCRE
SVIDLER**

Builder's Remedy Approval for 25 Units in Beverly Hills
11 Floor Design with Only 2 and 3 Units Per Floor w/ Generous Communal Roof Deck



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DARIO SVIDLER
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

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401 N. Oakhurst Dr., BH 90210

Property Overview

PartnersCRE is proud to present another rare opportunity to acquire an exciting and new type of **entitled site** in the **City of Beverly Hills**, one of the most coveted and supply-constrained municipalities throughout the nation.

The **7,717 SF site** has been **entitled** utilizing the state Housing Accountability Act **Builder's Remedy** provisions, securing approvals for a **11-story multi-family development** with **25 units**. At a height of **131 feet**, the **residential tower** would consist of **22 market rate units** and 3 lower-income units.

The Project design features 10 residential levels with **all two bedroom, two bathroom units**, ranging from **1,184 to 1,876 SF**, plus a **rooftop deck**, balconies, and **14 parking spaces**. The subterranean parking level will include bicycle parking, utility rooms, the elevator lobby, and two staircases with access from the lower level to the roof. The ground level includes a spacious lobby with an office, a package/mail room, and a utility room, all with a high ceiling. The design is stacked to simplify construction, providing for savings in time and materials.

With the Builder's Remedy **Covenant and Agreement** entitlement in place, skip the biggest headache and go direct to Plan Check, bypassing the lengthy discretionary approval process typical of projects at this scale.

Offered at just **\$234k per buildable door**, the layout includes **just two and three units per floor**, the offering represents an exclusive design for an address that commands some of the **highest residential rents** in the Los Angeles area. A developer delivering a full-service, design-forward building here will find a ready pool of discerning renters willing to pay a premium for quality, location and views, there being no other buildings of this stature anywhere nearby. A Condo Conversion is a possible play.

The site is situated close to the **Beverly Hills Triangle**, home to the city's most celebrated collection of **flagship retail, fine dining, and five-star hotels**, just around the corner from the Beverly Hills Tennis Club. The location benefits from the nearby Ralphs Fresh Fare and Bristol Farms, along with the dining and nightlife of West Hollywood's SMB. The surrounding area exhibits the kind of affluent, amenity-rich neighborhood that attracts the most discerning renters, with the added prestige of living at one of those rare 10+ story buildings supporting premium long-term rents and renters.

The property currently houses a six unit apartment building with four sets of existing tenants.

Opportunities to build at this scale in the City of Beverly Hills, with entitlements already in place, are exceptionally rare. These types of outlier projects, outsized for the area and fully in disagreement with the local zoning standards, **may never get approved again!**

This offering represents a rather unique, possibly singular chance to deliver a landmark residential project in one of the world's most recognized and desirable addresses, creating a **trophy investment** that can become **your next generational asset!**

Builder's Remedy Opportunity

\$5,850,000

Reduced from \$6,200,000

25

Units in Project

36,900 SF

Project Liveable SF

67,687 SF

Gross Floor Area (inc. Garage)

7,711 SF Lot

51.4 x 150 Lot Dimensions

4342-001-030

APN

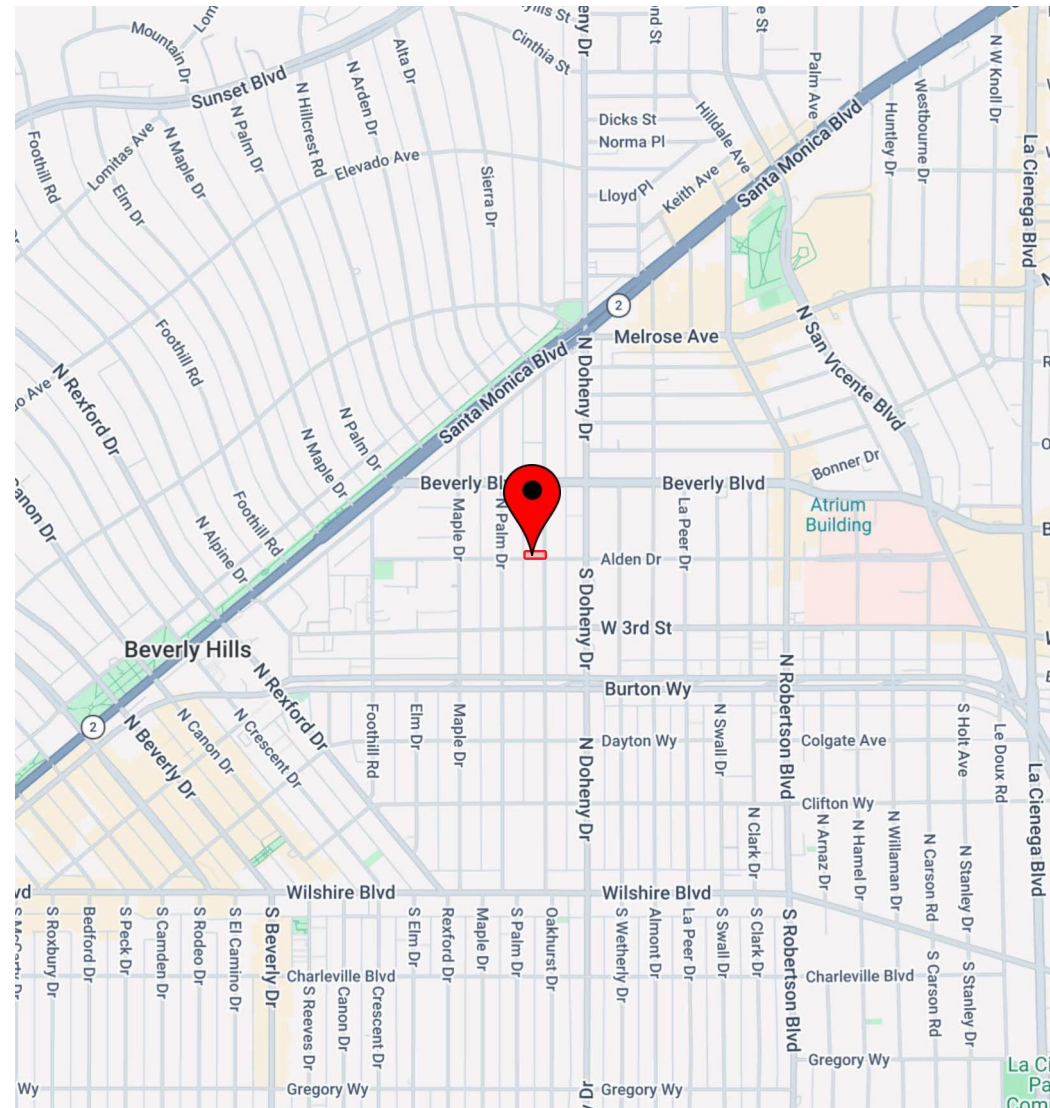
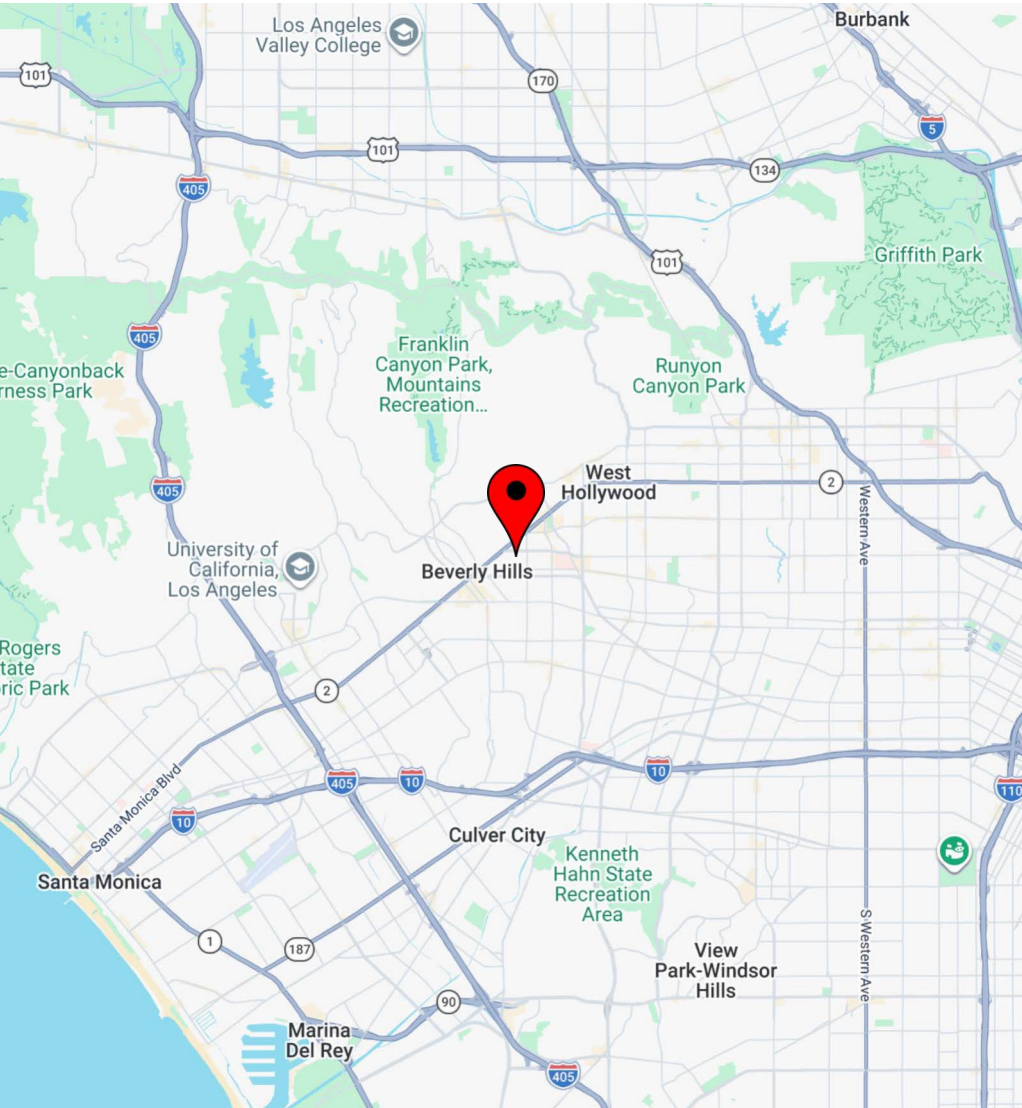
Highlights

- Builder's Remedy Opportunity in the City of Beverly Hills
- Project at \$234k Per Buildable Door ready for Plan Check
- 25 Unit Project - with 22 Market Rate Units
- 11 Floors - 131 Feet in Height - Stacked Design
- All 2 Bed + 2 Bath Units with Just 2 and 3 Units Per Floor
- Rooftop Deck with Premium Views and Private Balconies
- 14 Parking Spaces, Bicycle Storage, Lobby Office
- Walking distance to the Beverly Hills Triangle
- Surrounded by luxury retail, dining, and hotels
- Near the Beverly Hills Tennis Club

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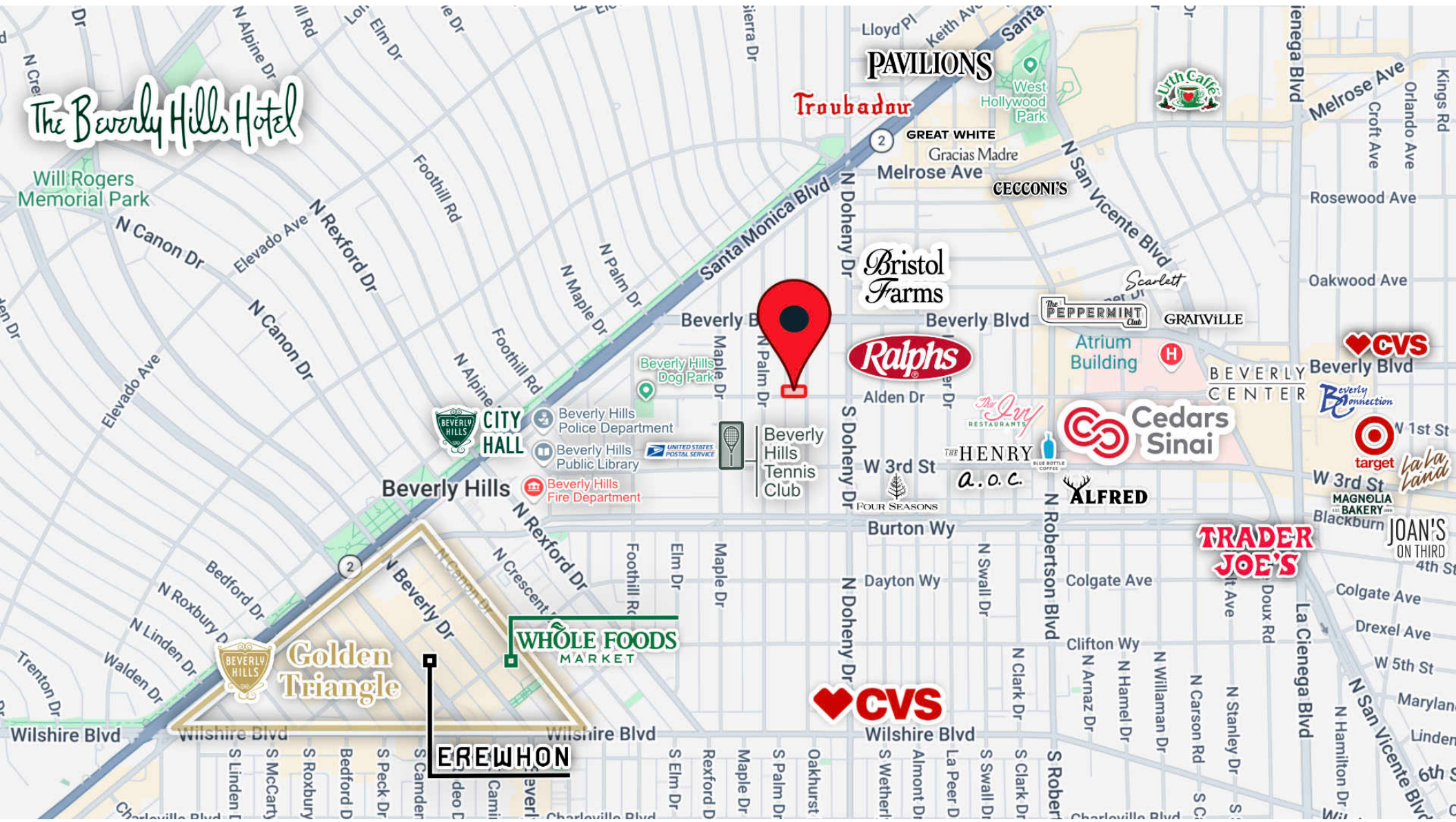
Maps



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Area Map



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401 N. Oakhurst Dr., BH 90210

Walk Score

Walk Score
83

Very Walkable

Most errands can be accomplished on foot.

Transit Score
54

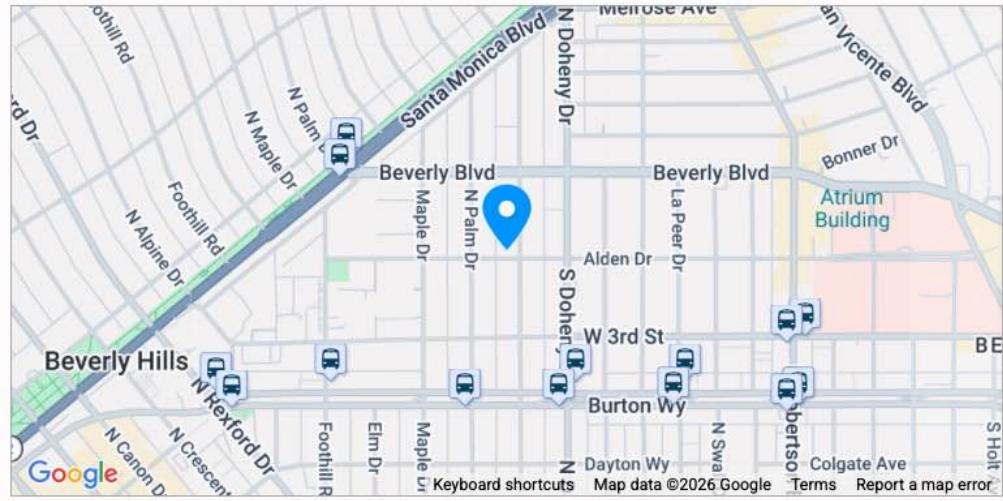
Good Transit

Many nearby public transportation options.

Bike Score
60

Bikeable

Some bike infrastructure.



Bus lines:

617 Metro Local Line

0.2 mi

4 Metro Local Line

0.3 mi

About this Location

401 North Oakhurst Drive has a **Walk Score of 83 out of 100**. This location is **Very Walkable** so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include Beverly Gardens Park, Oakhurst Park and West Hollywood Park.

Walk Score®



<https://www.walkscore.com/score/401-n-oakhurst-dr-beverly-hills-ca-90210>

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Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population:						
2030 Projection	29,899		265,152		752,968	
2025 Estimate	29,658		264,967		749,173	
2020 Census	28,495		263,107		729,806	
Growth 2025-2030	0.81%		0.07%		0.51%	
Growth 2020-2025	4.08%		0.71%		2.65%	
2025 Population	29,658		264,967		749,173	
Households:						
2030 Projection	15,412		128,550		340,692	
2025 Estimate	15,299		128,727		339,462	
2020 Census	14,747		128,926		332,689	
Growth 2025-2030	0.74%		-0.14%		0.36%	
Growth 2020-2025	3.74%		-0.15%		2.04%	
Owner Occupied	5,193	33.94%	42,324	32.88%	99,150	29.21%
Renter Occupied	10,106	66.06%	86,403	67.12%	240,312	70.79%
2025 Average Household Income	\$150,725		\$147,000		\$132,974	
2025 Median Household Income	\$115,140		\$111,968		\$97,522	

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Parcel Map

4342 | SHEET 1
SCALE 1" = 100'

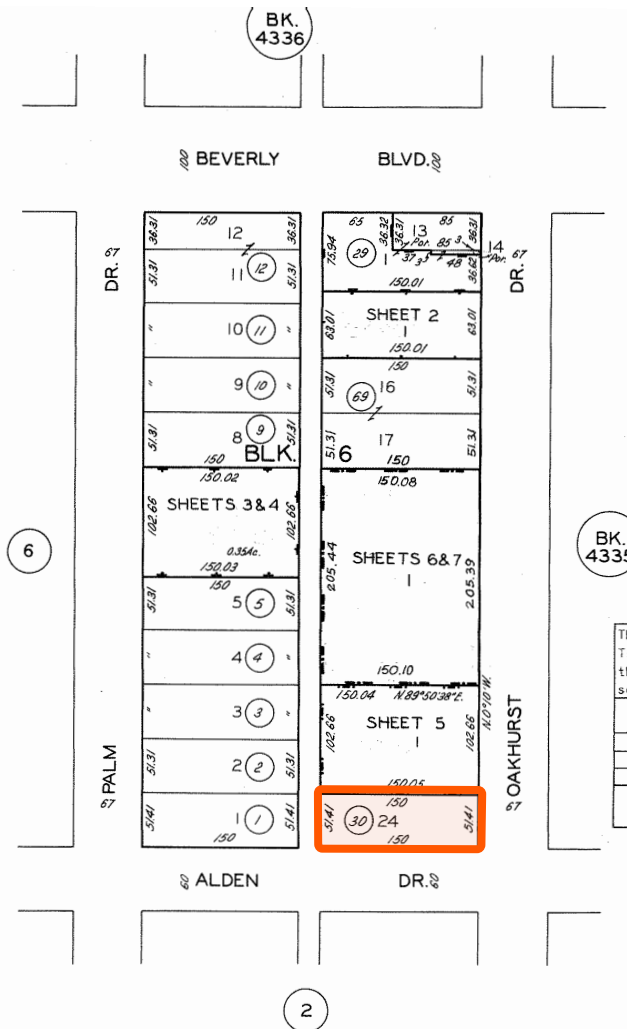
2001



TRACT NO. 5647 M.B. 60 - 88
TRACT NO. 11807 M.B. 225 - 48
CONDOMINIUM TRACT NO. 20563 M.B. 729-28-34
CONDOMINIUM TRACT NO. 30151 M.B. 744-63-64
CONDOMINIUM TRACT NO. 29354 M.B. 835 - 3 - 4
CONDOMINIUM TRACT NO. 52282 M.B. 1233-17-18

CODE
2410

FOR PREV. ASSMT SEE:
1690-1



740821/05
1999020208005001-07
13/02/08/10/09/01/01-07
2000042804

The assessment of units in the following Condominium Tracts, include all rights and interests of record in the common areas designated as Lots listed below as set forth in deeds of record.

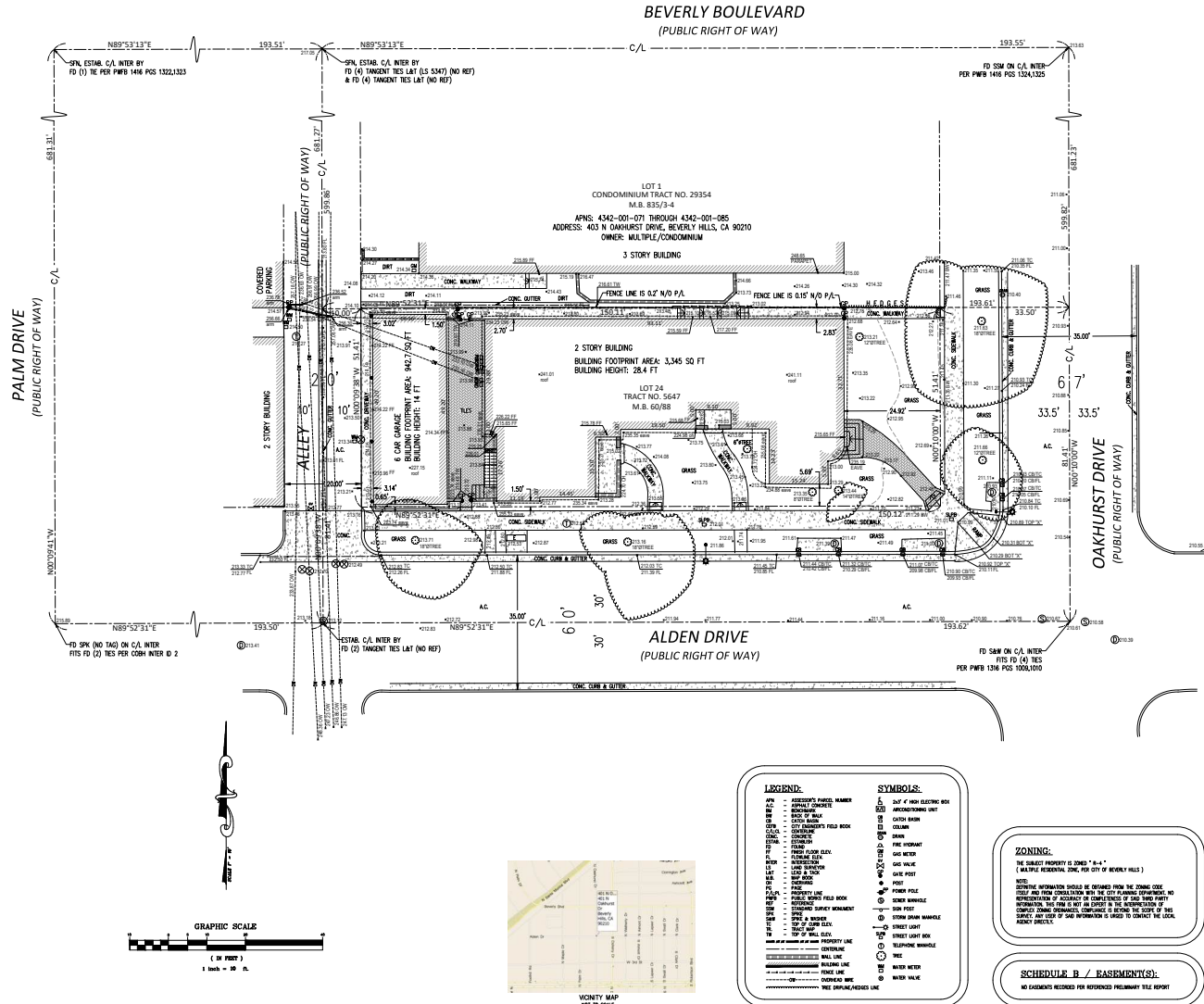
Tract No.	Lot No.	Condominium O.R.	Subdivision of Airspace
20563	1		Sht. 2
30151	1	M1921 - 410	Shts. 3 & 4
29354	1	M4648 - 642	Sht. 5
52282	1	#0348215 3-8-00	Shts 6&7

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Survey



SURVEY CERTIFICATE:

To ADAM KANIZO,
OLD REPUBLIC TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 13, 14, 19 of Table A thereof. The field work was completed on 5/9/2023.

Dated: May 19, 2023

Cynthia A. de Leon
Cynthia A. de Leon
RCE 31604 - Exp. 12-31-24

LEGAL DESCRIPTION:

THE LAND HEREON IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF BEVERLY HILLS, TRACT OF LAND, AND IS DESCRIBED AS FOLLOWS:

LOT 24 IN BLOCK 4 OF TRACT 844, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, TRACT OF LAND, AS PER MAP RECORDED IN BOOK 40-100 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4342-001-085

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE PREVIOUSLY RECORDED MAP, PREPARED BY THE SURVEYOR, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INTERESTS IN THE PROPERTY.

BASIS OF BEARINGS:

THE BEARING MEASURED ON THE LINE OF THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE BEARING MEASURED ON THE LINE OF THE PROPERTY DESCRIBED IN THE PREVIOUSLY RECORDED MAP, PREPARED BY THE SURVEYOR, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER INTERESTS IN THE PROPERTY.

LAND AREA:

CONTAINING AN AREA OF 7,712.50 SQ. FT. OR 0.176 ACRES, MORE OR LESS.

BENCHMARK:

BENCHMARK: 10-2850
ELEVATION: 285.45 FT

PARKING COUNT:

INCLUDES 4 CAR PARKING SPACES

FLOOD INFORMATION:

THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE MAP IS NOT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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Covenant, Plans, and Commission Report Links & Project Renderings

Covenant and Agreement

[Click Here for Covenant](#)

BH City Link - Entitlement Set Plans

[Click Here for Plans](#)

BH City Link - Commission Report

[Click Here for Report](#)

BH Builder's Remedy Information

[Click Here for BH Site](#)

The Project has not been submitted to Building and Safety for review.



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Project Unit Mix

Floor	Unit #	Unit Type	SF
2	1	2 + 2	1,184
	2	2 + 2	1,239
	3	2 + 2	1,230
3	4	2 + 2	1,184
	5	2 + 2	1,239
	6	2 + 2	1,230
4	7	2 + 2	1,184
	8	2 + 2	1,239
	9	2 + 2	1,230
5	10	2 + 2	1,184
	11	2 + 2	1,239
	12	2 + 2	1,230
6	13	2 + 2	1,184
	14	2 + 2	1,239
	15	2 + 2	1,230

Floor	Unit #	Unit Type	SF
7	16	2 + 2	1,851
	17	2 + 2	1,876
8	18	2 + 2	1,851
	19	2 + 2	1,876
9	20	2 + 2	1,851
	21	2 + 2	1,876
10	22	2 + 2	1,851
	23	2 + 2	1,876
11	24	2 + 2	1,851
	25	2 + 2	1,876

No. of 2 + 2s

25 Total | 22 Market-Rate + 3 Affordable Units



Number of Units	Livable Square Footage
25	36,900 SF
SF by Floor 2 through 6	SF by Floor 7 through 11
3,653 SF	3,727 SF

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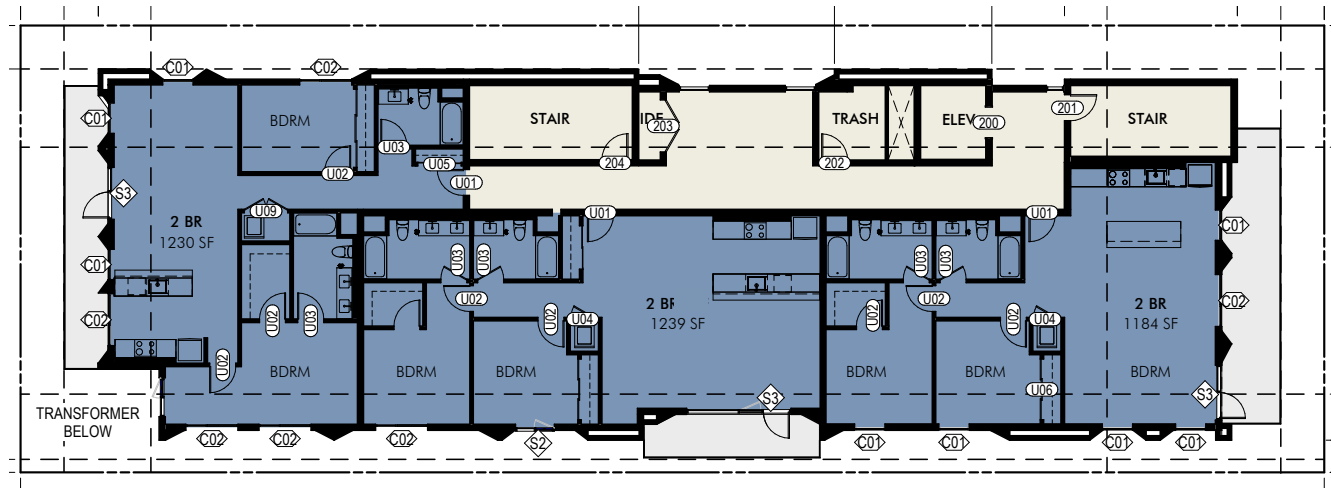
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Project Floor Plans - Floors 2 through 6

Floors 2 through 6

Floor Plan shown is representative of Floors 2 through 6.

Floor Layouts are Stacked.



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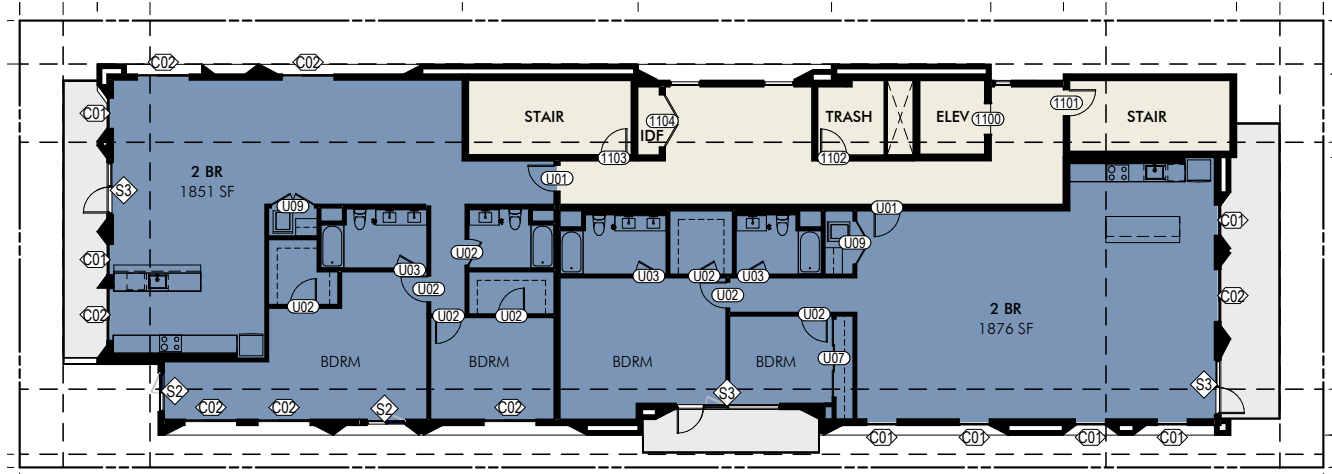
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Project Floor Plans - Floors 7 through 11 and Roof

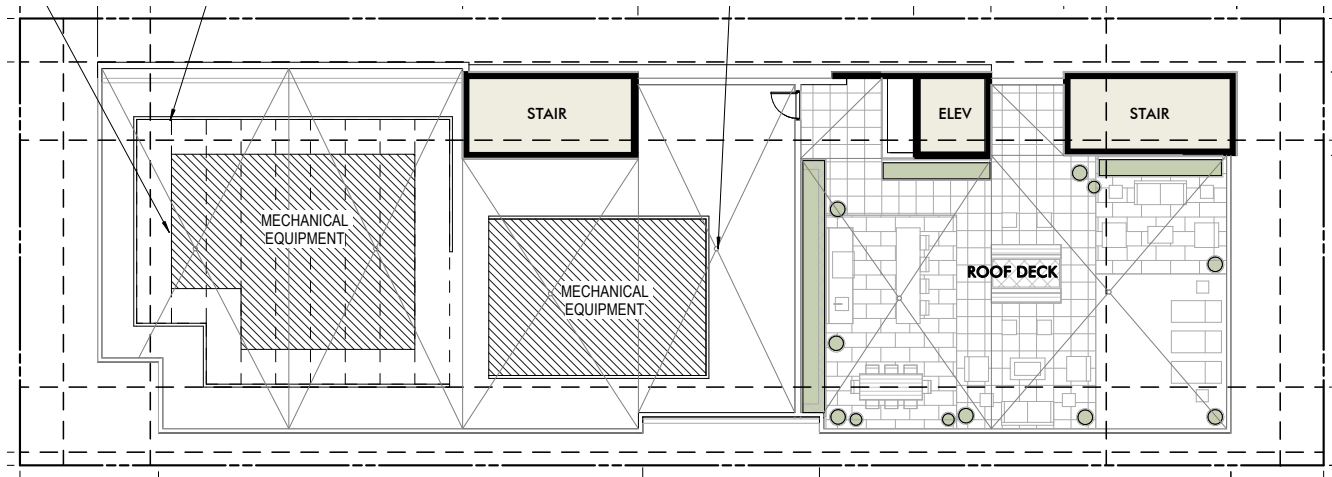
Floors 7 through 11

Floor Plan shown is representative of Floors 7 through 11.

Floor Layouts are Stacked.



Roof



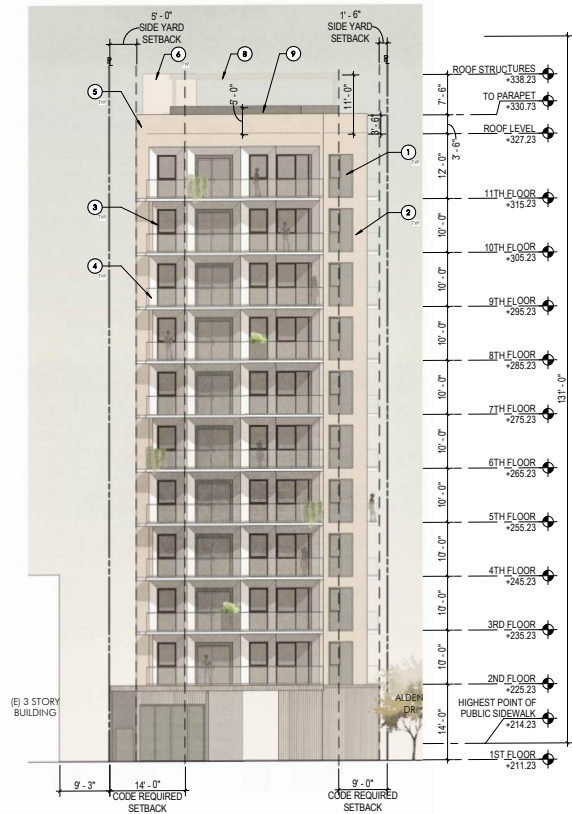
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Project Elevations



South Elevation

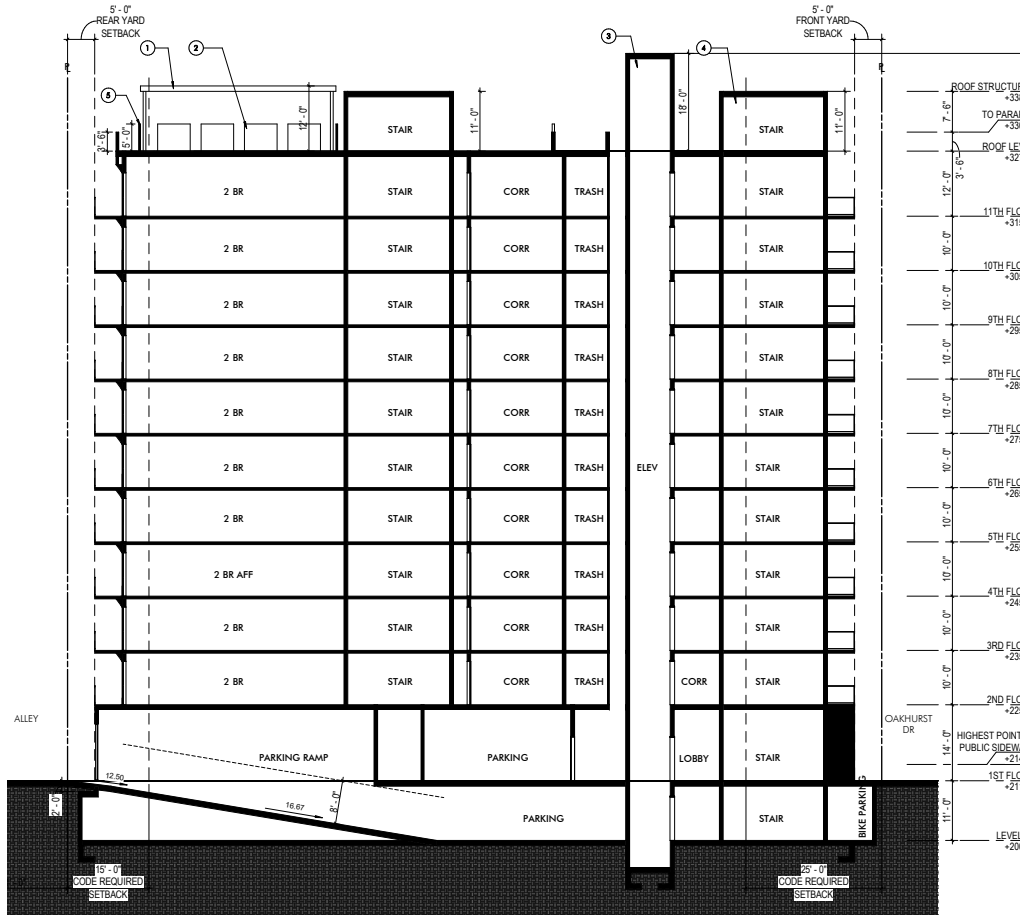


West Elevation

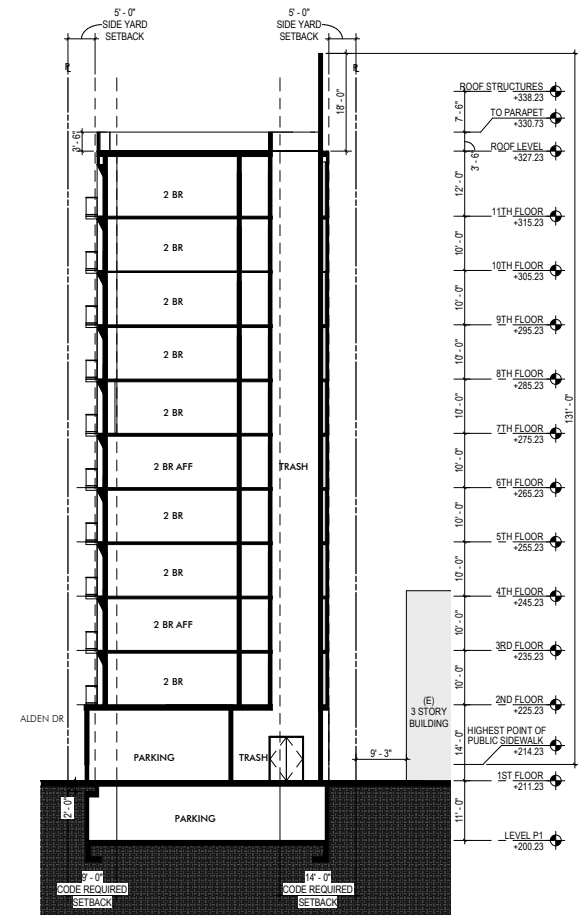
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Project Sections



Section 1



Section 2

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Existing Building - Rent Roll

Year Built	Lot Size	2 Story Building Footprint	3,345 SF	No. of Units	6
1937	7,717 SF	6 Car Garage Building Footprint	942 SF	No. of Tenants	4

Unit	Rent	Contract Date
9151 Alden Dr.	\$2,077	3/15/16
9157 Alden Dr.	\$2,049	1/15/14
9161 Alden Dr.	\$2,809	2/15/16
9163 Alden Dr.	\$2,588	10/1/09



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Existing Building - Photos





FOUR SEASONS

DOHENY DR

OAKHURST DR

ALDEN DR

Alley

















OAKHURST DR

Alley

ALDEN DR

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PARTNERSCRE

**For more information please contact
our exclusive sales agents:**

DARIO SVIDLER
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

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kW
BEVERLY HILLS